

Regular Meeting Minutes
Town of Vernon Economic Development Commission
Wednesday, March 14, 2012 at 7:30 A.M.
Vernon Town Hall, 3rd Floor, 14 Park Place
Rockville/Vernon, CT

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Agenda

1. Call to Order
Meeting called to order at 7:37 A.M. by Jeff Cohen. Those present were Shaun Gately, Peter Olson, Tim Ackert, Jim Sendrak and Bruce Kellogg. Absent were Vinnie Shaheen, Bill McGurk, Dan Kennedy and Bill Breslau.
2. Public Forum
No one present to address commission
3. Approval of Minutes from the meeting on February 8, 2012
Motion was made by Peter Olson and seconded by Jim Sendrak to approve the minutes of the February 8, 2012 meeting. Motion passed unanimously with two abstentions (Bruce Kellogg and Tim Ackert).
4. Administrative Items
 - A. Communications and Correspondence
 - Talcottville Mill –
 - There has been support for the renovation of the Talcottville Mill.
 - UConn Incubator
 - UConn has requested support in their plight to have the incubator hub stay in Eastern Connecticut.
 - DOT
 - They are a bit reluctant about selling the entire lot because of losing parking spaces but have agreed to sell a portion adjacent to the demolished Mobil station which could be more palatable for future buyers.
 - B. Other – No report
5. Economic Development Status Update
 - A. Current Projects - Shaun Gately reported on the following projects:
 - Commuter Lot at 60 Talcottville Rd.
 - The sale as a whole is contingent upon a lease or alternate location to Sacred Heart Church. That lease is up in September 2012 and will not be renewed unless the lot has been paved. They are working on options with DOT as to if and when DOT will release the commuter lot.
 - Tractor Supply Company
 - They have all their permits in place and should be opening in October.

- UConn Discussions
 - Mr. Gately had met with Rita Zangari and she has encouraged Vernon/Rockville to build more affordable office space. The dialogue will continue.
- OPM Checklist- Cross acceptance Procedures
 - The State's "Plan of Conservation and Development" and the Towns Plan are not in agreement particularly at Exits 66/67. A letter was sent to CROCOG reflecting this as part of the Cross Acceptance Procedures.
- HABE – Smart Grid Discussion
 - There is discussion regarding the technology and its ability to track the power. They are spending millions of dollars to upgrade their grid, so issues that occurred in October will not repeat themselves.
- Meeting in Simsbury to review their Form Zoning
 - There are some differences between the two towns but some of the concepts would work in our town.
- Ribbon Cutting – Mr. Gately reported that the list of business opened successful since the commission's last meeting.
 - Key Hyundai
 - Xtramart
 - State Farm Insurance
 - Dog Essentials
 - Suburban Home Medical
 - Peking House
- New Business Development
 - Mr. Gately attended an ICSC meeting and made several contacts pertinent to shopping centers.

6. New Business

A. POCD Implementation objectives

- RDA/Investing in Rockville/Facades and designs of Rockville (Bill Breslau, Jim Sendrak, Peter Olson)
 - Step one is to get all the landlords together and to agree that something needs to be done, which would then lead to other retailers agreeing to meet. They are investigating various ways to get dollars to pay for improvements.
- Branding (Jeffrey Cohen, Bill McGurk)
 - There is a need for the town to be identified and once that has been decided, a direction can be made from that point. This could be done through slogans which Mr. Cohen said they would be bringing some of them to the commission.
- Enhance Gateways (Bruce Kellogg, Dan Kennedy)
 - It was stated that this is contingent upon branding.
- Talcottville Mill (Tim Ackert)

- Mr. Ackert stated that moving forward there are pre-development dollars and tax credits available which would encourage development. It was confirmed that the mill will be ninety-six (96) residential units.
- Development of Exit 66 and 67 (Entire Commission)
 - The issue with the exit is depending on the type of park and whether or not sewers have to be built.
- Retention and Business Development (Entire Commission)
 - Still trying to meet with new businesses but it has been difficult in this economy.
- Parking Needs (Jim Sendrak, Peter Olson, Bill Breslau)
 - They are trying to get the landlords together in downtown Rockville to discuss the need for additional parking. Different parking sites were discussed with emphasis on the need of repair. It was suggested that the Vernon Traffic Commission be invited to attend a meeting to discuss the parking problems in Rockville.

7. Old Business - None

8. Adjournment

Motion made by Peter Olson and seconded by Jim Sendrak to adjourn at 8:38 A.M. Motion passed unanimously.

Respectfully submitted,

Peggy A. Jackle

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Recording Secretary

